

## PLANNING COMMISSION MEETING AGENDA WEDNESDAY, MARCH 5, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman David Cavenee Brigette Peterson Kristopher Sippel Khyl Powell, Alternate

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:00 p.m. Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. GP14-01 - Request for Minor General Plan Amendment to change the land use classification of approximately 41.3 acres of real property generally located at Ray Road and Wren Drive from Light Industrial land use classification to 17.1 acres of Light Industrial, 4.5 acres of Community Commercial, and 19.7 acres of Residential >14-25 DU/AC land use classifications;  Z14-01 - Request to amend Ordinance Nos. 1425, 1503 and 2180, pertaining to the Gateway Towne Center Planned Area Development (PAD) by removing from the Gateway Towne Center PAD and Gateway Pointe Industrial PAD approximately 41.3 acres of real property consisting of Light Industrial (LI) zoning district, all with a Planned Area Development overlay zoning district, generally located at Ray Road and Wren drive; approving the Development Plan for the Gateway Place Planned Area Development; and changing the zoning classification of said real property from 41.3 acres of Light Industrial (LI), all with a Planned Area Development overlay zoning district to 17.1 acres of Light Industrial (LI), 4.5 acres of Community Commercial (CC) and 19.7 acres of Multi-Family/Medium (MF/M) zoning district, all with a Planned Area Development overlay zoning district, Amy Temes (480) 503-6729	
	2. Z13-04 - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2, Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations related to adding Additional Regulations to the Residential, Permanent Multi- Family use in Commercial zoning districts to add mixed-use criteria, and amending Section 2.306 Additional Use	

TIME	AGENDA ITEM COMMISSION A		COMMISSION ACTION
		Regulations by establishing Required Findings to permit Residential, Permanent Multi-Family uses in the Regional Commercial (RC) zoning district, subject to a Conditional Use Permit. Mike Milillo (480) 503-6747	
		<b>Z14-02</b> - A request to rezone approximately 2.3 acres of real property located west of the northwest corner of Ash Street and Vaughn Avenue from Town of Gilbert Heritage Village Center (HVC) zoning district to Heritage Village Center with a Planned Area Development (PAD) Overlay Zoning District. Mike Milillo (480) 503-6747	
	4.	Discussion of Regular Meeting Agenda	
		ADJOURN STUDY SESSION	
6:00 P.M.		CALL TO ORDER REGULAR MEETING	
		ROLL CALL	
	5.	APPROVAL OF AGENDA	
		COMMUNICATIONS FROM CITIZENS  At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
		PUBLIC HEARING (CONSENT)  Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
		S13-03 - Request to approve Preliminary Plat and Open Space Plan for Copper Ranch, Parcel B by KB Home, for 107 home lots (Lots 1-107) on approximately 18 acres of real property located south and east of the southeast corner of Warner and Recker Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development	Hearing; discussion; possible action by MOTION

TIME		AGENDA ITEM	COMMISSION ACTION	
	8.	S13-11 - Preliminary Plat and Open Space Plan for Veteran's Homes at Enclave at San Tan Village for 29 home lots (Lots 1-29) on approximately 20.61 acres of real property located east of the northeast corner of Greenfield and Pecos Roads located in the Single-Family-15 (SF-15) zoning district with a Planned Area Development overlay zoning district. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION	
	9.	UP13-22 - Request to approve a Conditional Use Permit for approximately 3.9 acres of real property located north and east of the northeast corner of Lindsay and Williams Field Roads to allow a Congregate Living Facility in the Community Commercial (CC) zoning district, subject to conditions. Maria Cadavid (480) 503-6812	Hearing; discussion; possible action by MOTION	
	10.	UP13-23 - Request to approve a Conditional Use Permit for Trapeze U, approximately 1 acre of real property located at the southeast corner of 144th Street and Pecos Road to allow an Entertainment and Recreation, Outdoor use in the Business Park (BP) zoning district, subject to conditions to limit or address compatibility with adjoining uses related to the site plan. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION	
	11.	UP13-24 - Request to approve a Conditional Use Permit for Dunkin Donuts, approximately 1.35 acres of real property located at the southeast corner of Higley and Ray Road to allow a Limited Service Restaurant with Extended Hours of Operation in the Neighborhood Commercial (NC) zoning district with a Planned Area Development overlay zoning district, subject to conditions required to limit impacts within the area. Catherine Lorbeer (480) 503-6016  Staff is requesting continuance to April 2, 2014	Hearing; discussion; possible action by MOTION	
	12.	<b>Z14-03</b> - Request to amend Ordinances No. 1209, 1285, 1373, 1431, 1527,1537,1573, 1582,1641, 1665, and 1684 to remove approximately 4.5 acres of real property generally located west of the southwest corner of Palomino Creek Drive and Spectrum Way from the Spectrum Village Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Single Family -35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family - 7 (SF-7) zoning district. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION	
	13.	<b>Z14-04</b> - Request to amend Ordinance No. 1032 to remove approximately 4 acres of real property generally located south and west of the southwest corner of Higley Road and Elliot Road from the Circle G Higley Ranch Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Single Family- 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family- 35 (SF-35) zoning district, as shown on the exhibit, which is available for viewing in the Planning and Development Services Office. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION	

TIME	AGENDA ITEM	COMMISSION ACTION	
	PUBLIC HEARING (NON-CONSENT)		
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.		
14.	Z13-37 - Request to amend Ordinances No.1900, 2179, 2195, 2304, 2413, 2425, 2443 and the ordinance anticipated to be adopted by the Gilbert Town Council prior to approval of this case in zoning case No. Z13-32, and to amend the conditions of development within the Cooley Station Planned Area Development (PAD) for approximately 24 acres of real property generally located east and south of the southeast corner of Wade Drive and Vest Avenue, consisting of approximately 24 acres of Single Family Detached (SF-D) zoning district with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. The request is to amend the conditions of development as follows: create a new parcel 1B in the Cooley Station PAD and add a street section detail for residential alleys. Maria Cadavid (480) 503-6812	Hearing; discussion; possible action by MOTION	
15.	<b>Z13-11</b> - Behavioral Health Hospitals: Request to amend the Town of Gilbert Land Development Code, Division 6 Use Definitions, Article 6.1 Use Definitions, related to revising the definition for "Hospital" to include "behavioral health services". Mike Milillo (480) 503-6747	Hearing; discussion; possible action by MOTION	
16.	<b>Z13-36</b> - Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Division 5 Administration, Article 5.4 Use Permits, Section 5.404 Expiration; Modifications; Revocation, Subsection B Modifications related to authorizing the Zoning Administrator to approve minor modifications to Conditional Use Permits for Wireless Communication Facilities (WCF). Mike Milillo (480) 503-6747	Hearing; discussion; possible action by MOTION	
	ADMINISTRATIVE ITEM		
	Minutes - Consider approval of the minutes of the Study	Discussion; possible	

TIME		AGENDA ITEM	COMMISSION ACTION
		COMMUNICATIONS	
	18.	Report from Chairman and Members of the Commission on current events.	
	19.	Report from Council Liaison	
	20.	Report from Planning Services Manager on current events.	
		ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, April 2, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.

l,	, certify
that I posted this agenda/notice at the	following locations:
Gilbert Municipal Center (50 E. Civic ( Heritage Annex (119 N. Gilbert Road) Perry Branch Library (1965 E. Queen Southeast Regional Library (775 N. G	Creek Road)
On	, 2014